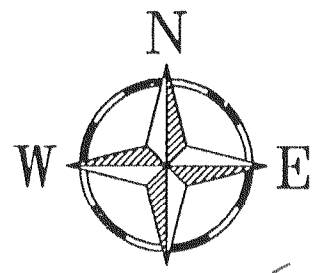
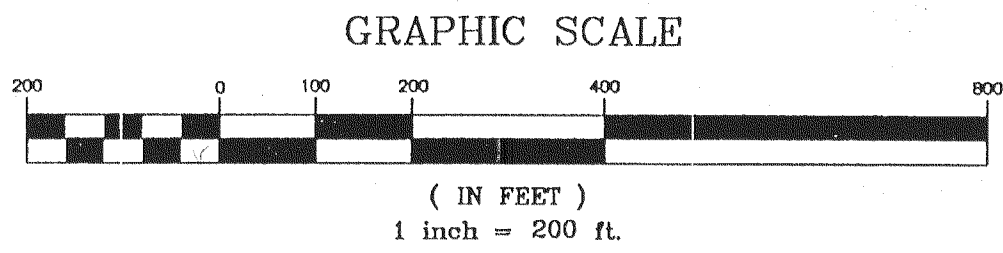


LAND USE	LOTS	ACRES
TOTAL LAND AREA	17	25.869
PRIVATE ROW-LOT 19, BLOCK 11	1	1.75
	0	0
TOTAL SINGLE FAMILY MINUS OPEN SPACE & STREET ROW	18	24.119



LOT	BLK	STREET	CULVERT(S) SIZE	FL BELOW TP	DIST FROM EDGE OF PVMNT
16R1	13	BELLA ROSA CT	1-18"	3.0'	12'
16R2	13	BELLA ROSA CT	1-18"	3.0'	12'
17R1	13	BELLA ROSA CT	1-24"	3.0'	12'
17R2	13	BELLA ROSA CT	1-24"	3.0'	12'
18R	13	BELLA ROSA CT	1-24"	3.0'	12'
19R	13	BELLA ROSA CT	1-27"	3.0'	12'
20R	13	BELLA ROSA CT	1-27"	3.0'	12'
23R	13	BELLA ROSA CT	1-18"	3.0'	12'
24R1	13	BELLA ROSA CT	1-18"	3.0'	12'
24R2	13	BELLA ROSA CT	1-18"	3.0'	12'

CURVE	LENGTH	RADIUS	INCLUDED ANGLE	CHORD BEARS	DIST
C1	83.60	230.00	20°49'30"	N07°57'46"W	83.14'
C2	253.86'	420.00	34°37'52"	N01°03'35"W	250.01'
C3	102.34'	230.00	25°29'36"	N03°30'33"E	101.49'
C4	175.66'	170.00	59°12'10"	N20°21'51"E	167.95'
C5	597.69'	830.00	41°15'32"	N29°20'10"E	584.85'

CURVE	LENGTH	RADIUS
C6	17.91'	20.00'
C7	37.57'	30.00'
C8	17.91'	20.00'
C9	72.80'	230.00'
C10	63.30'	200.00'
C11	28.28'	170.00'
C12	25.53'	170.00'
C13	26.36'	20.00'
C14		
C15		

LINE	BEARING	DIST
L1	N 18°22'31" W	103.22'
L2	N 16°15'21" E	98.63'
L3	N 9°14'15" W	22.13'
L4	N 49°57'56" E	55.54'
L5	S 72°2'41" W	135.43'
L6	N 87°33'11" W	236.05'

LINE	BEARING	DIST
L7	S 06°22'24" E	193.89'
L8	N 83°37'36" E	30.00'
L9	S 11°45'43" W	35.77'
L10	S 06°22'24" E	48.99'
L11	N 74°41'25" E	14.06'
L12	S 17°43'46" E	14.80'
L13	S 59°59'12" E	6.63'

UTILITY EASEMENTS

ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

Construction Prohibited Over Easements

No permanent building or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

- 1/2" IRON PINS CAPPED "R.P.L.S. 4818", SET AT ALL PROPERTY CORNERS UPON COMPLETION OF CONSTRUCTION (UNLESS OTHERWISE SPECIFIED ON PLAT)
- FRONT BUILDING SETBACK LINE IN THE ETJ OF FORT WORTH IS 30 FEET PER THE SUBDIVISION ORDINANCE.
- REFERENCE BEARING PER INSTRUMENT RECORDED IN #0211218690
- △ = CONTROL MONUMENT
- 1.0 ACRE MINIMUM LOT
TYPICAL LOT SIZE: 150' X 290'
ALL LOTS 1 AC. NET DRAINAGE ESMT.
- PRIVATE WATER WELLS AND INDIVIDUAL ON-SITE SEPTIC
- NUMBER OF RESIDENTIAL LOTS = 17
- ALL STREETS ARE 60' R.O.W.'S AND ARE PRIVATE.

PRESSURE REDUCING VALVES

INSTALL PRIVATE PRESSURE REDUCING VALVES ON EACH WATER SERVICE AT THE TIME OF BUILDING CONSTRUCTION. THE VALVE HAS TO BE A CITY APPROVED APPURTENANCES.

NOTE:

AN ACCESS PERMIT SHALL BE OBTAINED FROM TARRANT COUNTY PRIOR TO CONSTRUCTING DRIVEWAYS AND ENTRANCES ONTO ANY OF THE STREETS SHOWN ON THIS PLAT.

FLOODPLAIN RESTRICTION

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION OF PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF (2) TWO FEET ABOVE THE 100 YEAR FLOOD ELEVATION

NOTE:

"THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

NOTE:

OPEN SPACE & DRAINAGE EASEMENTS
ALL OPEN SPACES AND DRAINAGE EASEMENTS ARE "PRIVATE HOA/DEVELOPER OPEN SPACE/DRAINAGE EASEMENT"

Private Common Area and Facilities

The City of Fort Worth and County of Tarrant shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, greenbelt easements, landscaped areas and open spaces, water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/buildings and facilities.

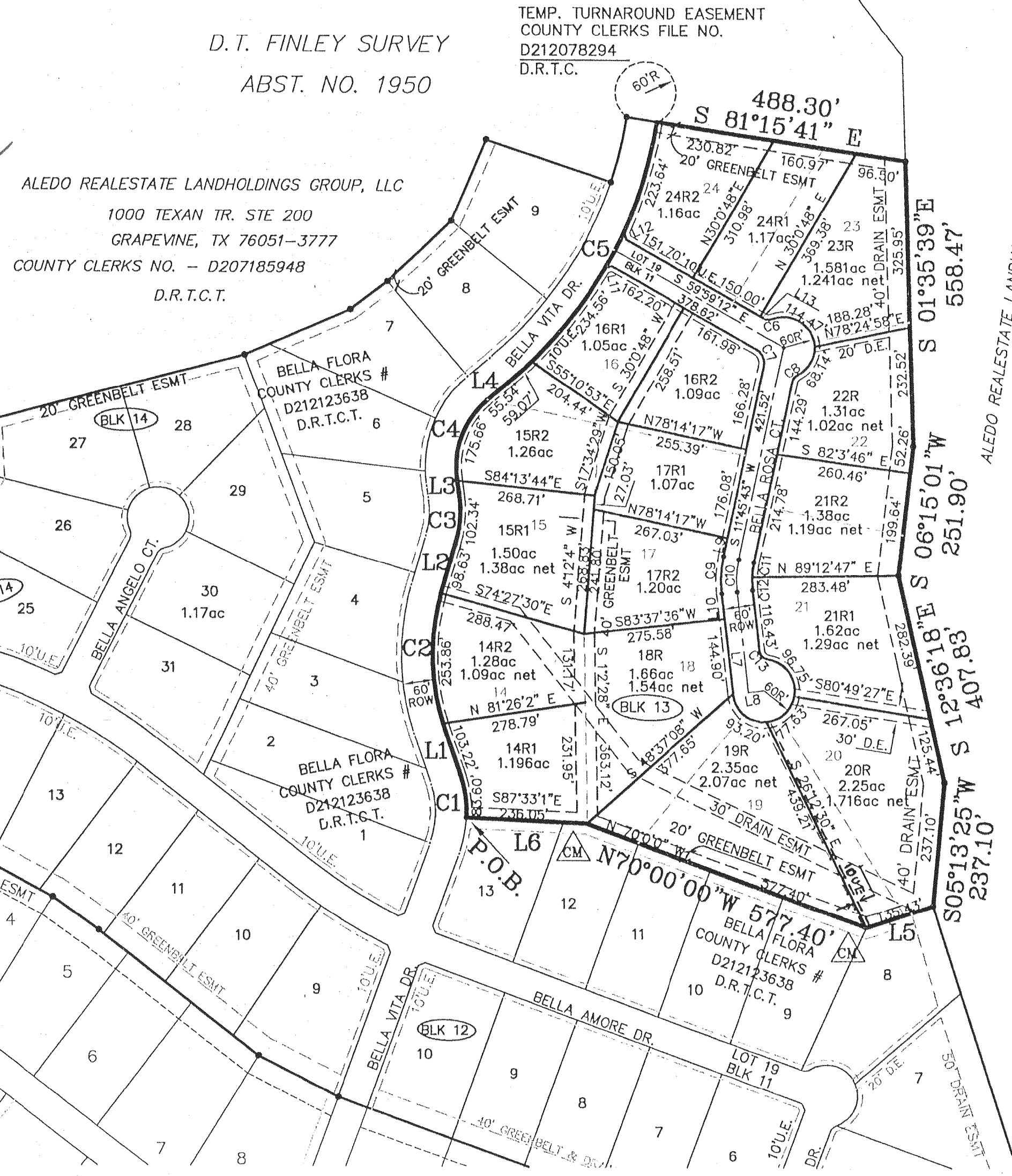
The landowners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a home owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth and County of Tarrant, Texas from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

DRAINAGE NOTE:

ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNOBTAINED AT ALL TIMES AND WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE.

NOTE:

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 484390270K, EFFECTIVE DATE: SEPTEMBER 25, 2009 THIS PROPERTY DOES NOT LIE IN ZONE X AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



STORM WATER OVERFLOW. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW DAMAGES RESULTING FROM THE STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN/DRAINAGE EASEMENT LINE AS SHOWN ON THE FINAL PLAT.

FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE

THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTAINED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

IMPACT FEE

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTE WATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASE UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

OWNER/DEVELOPER:

ALEDO REAL ESTATE LAND HOLDINGS GROUP, LLC.
WESTMONT DEVELOPMENT, LTD.
1000 TEXAN TRAIL, SUITE 200
GRAPEVINE, TEXAS 76051
(817)416-4841, (817)442-0061
CONTACT : PETER PAULSEN

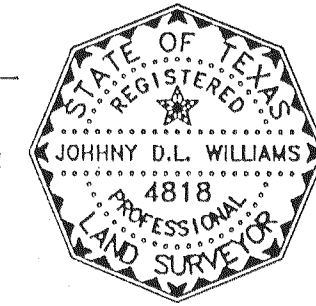
ENGINEER:

GORDON SWIFT CONSULTING ENGINEER, INC.
401 WEST LOOP 820 NORTH, STE:108
FORT WORTH, TX. 76108
OFFICE : 817-335-6464
FAX : 817-335-6467

KNOW ALL MEN BY THESE PRESENTS

THIS PLAT WAS PREPARED FROM A TRUE AND ACCURATE SURVEY AS SURVEYED ON THE GROUND UNDER MY PERSONAL SUPERVISION ON THIS DATE AND THERE ARE NO APPARENT VISIBLE EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

Johnny D.L. Williams
Johnny D.L. Williams, R.P.L.S. No. 4818
WHITEFIELD-HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYOR
WHITEFIELD-HALL SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916



THE HOMEOWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES, WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS.

DRAINAGEWAY MAINTENANCE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS.

STATE OF TEXAS }
COUNTY OF TARRANT }

DEDICATION

WHEREAS, Aledo Real Estate Land Holdings Group, L.L.C., the undersigned, being the owner (s) of the land shown on this plat within the area described by metes and bounds as follows:

BRING A 25.869 acre tract of land in the D.T. Finley Survey, Abstract Number 1950, situated in Tarrant County, Texas, and being all of Lots 14 through 24, Block 13, and part of Lot 19, Block 11, Bella Flora Addition as recorded in County Clerks Instrument Number D212123638, Deed Records, Tarrant County, Texas,

BEGINNING at a 1/4" iron rod with plastic cap stamped "RPLS 4818" found on the easterly right of way of Bella Vita Drive, a 60' private right of way, at the northwest corner of Lot 13, of said Block 13, Bella Flora Addition, same being on the arc of a non-tangent curve concave to the west, having a radius of 230.00 Feet, a central angle of 20°49'30", and a chord of 83.14 Feet bearing North 07°57'46" West;

THENCE: continuing along the said east right of way line the following courses and distances:

Northerly along the arc of the said non-tangent curve a distance of 83.60 Feet to a 1/4" iron rod with plastic cap stamped "RPLS 4818" found;

North 18°22'31" West, a distance of 103.22 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found at the beginning of a curve, concave to the east, having a radius of 420.00 Feet, a central angle of 34°37'52" and a chord which bears North 01°03'35" West, a distance of 250.01 Feet;

Northerly along the arc of the said non-tangent curve a distance of 253.86 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

North 16°15'21" East, a distance of 98.63 Feet to a 1/4" iron rod with plastic cap stamped "RPLS 4818" found at the beginning of a curve, concave to the west, having a radius of 230.00 Feet, a central angle of 25°29'36" and a chord which bears North 03°30'33" East, a distance of 101.49 Feet;

Northerly along the arc said curve, a distance of 102.34 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

North 09°14'15" West, a distance of 22.13 Feet to a 1/2" iron with plastic cap stamped "RPLS 4818" found at the beginning of a curve, concave to the east, having a radius of 170.00 Feet, a central angle of 59°12'10" and a chord which bears North 20°21'51" East, a distance of 167.95 Feet;

Northerly along the arc of said curve, a distance of 175.66 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

North 49°57'56" East, a distance of 55.54 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found at the beginning of a curve, concave to the northwest, having a radius of 830.00 Feet, a central angle of 41°15'32" and a chord which bears North 29°20'10" East, a distance of 584.85 Feet;

Northeasterly along the arc of said curve, a distance of 597.69 feet to a 1/4" iron rod with plastic cap stamped "RPLS 4818" found at the northwest corner of Lot 24 of said Block 13;

THENCE South 81°15'41" East leaving the said easterly right of way and continuing along the north line of said Block 13, a distance of 488.30 feet to a 1/4" iron rod with plastic cap stamped "RPLS 4818" found at the northeast corner of the said Block 13

THENCE continuing along the east line of the said Block 13, the following courses and distances:

South 01°35'39" East, a distance of 558.47 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 06°15'01" West, a distance of 251.90 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 12°36'18" East, a distance of 407.83 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 05°13'25" West, a distance of 237.10 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found at the southeast corner of Lot 20 of said Block 13;

THENCE South 72°02'41" West, along the south line of the said Lot 20, a distance of 135.43 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE North 70°00'00" West, a distance of 577.40 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

THENCE North 87°33'01" West, a distance of 236.05 Feet to the POINT OF BEGINNING, and containing a computed area of 25.869 Acres, more or less.

Do hereby dedicate same to be known as LOTS 14R1-17R1, 14R2-17P2, 18R-20R, 21R1, 21R2, 22R, 23R, 24R1 & 24R2, Block 13, Bella Flora, an addition to Tarrant County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all drainage easements, utility easements and private right of ways as shown on the plat.

WITNESS MY HAND THIS 30 DAY OF July, 2012

OWNER

STATE OF TEXAS }
COUNTY OF TARRANT }

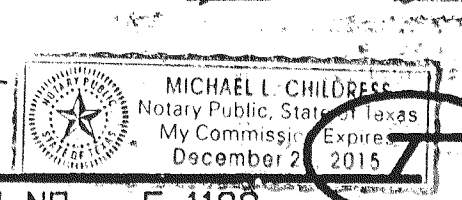
BEFORE ME, the undersigned authority, on this day personally appeared

GARY HAZLEWOOD, known to me to be the person whose name is

subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 30 day of July, 2012

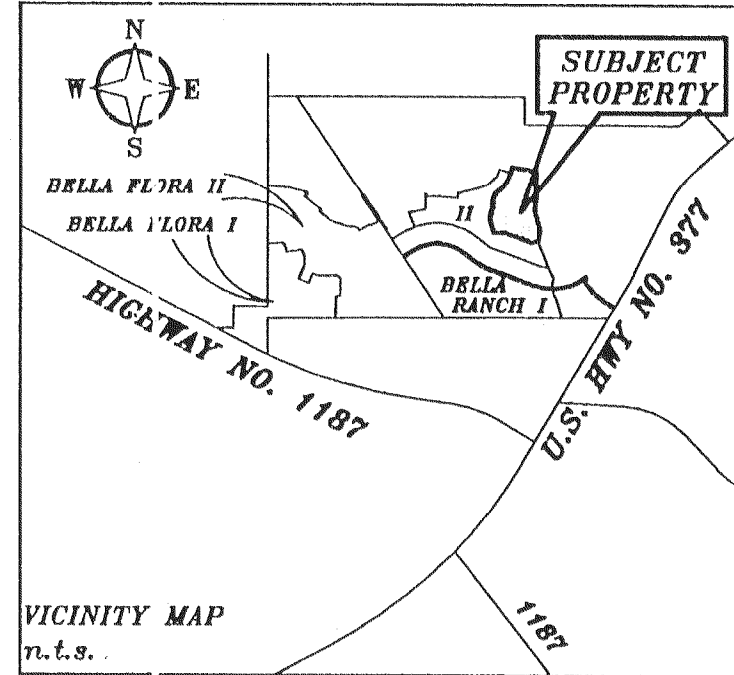
Gordon S. Swift
Notary Public, Tarrant County, Texas



REF CITY CASE NO. FP-012-003
CITY CASE NO. FS-012-074

FIRM REGISTRATION NO. - F 1189

GORDON S. SWIFT
CONSULTING ENGINEER, INC.
401 WEST LOOP 820 NORTH, SUITE 108, FORT WORTH, TEXAS 76108-1438
(817) 335-6464



1	2	3	4
10' U.E.	10' U.E.	10' U.E.	10' U.E.
10' U.E.	10' U.E.	10' U.E.	10' U.E.
10' U.E.	10' U.E.	10' U.E.	10' U.E.

NOTE: LOT 19, BLOCK 11 IS DESIGNATED AS A PRIVATE ROW AND UTILITY EASEMENT.

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 8-7-2012

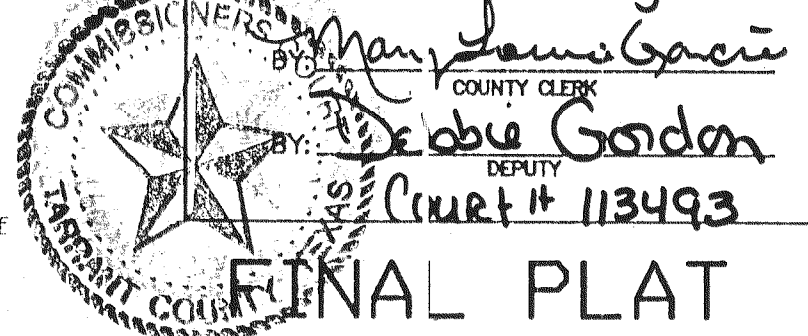
By: *[Signature]* CHAIRMAN
By: *[Signature]* SECRETARY

NOTE:

CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

AUTHORIZED BY ORDER OF COMMISSIONERS COURT OF TARRANT COUNTY, TEXAS

THIS THE 21st DAY OF August, 2012



FOR
LOTS 14R1-17R1, 14R2-17P2, 18R-20R, 21R1, 21R2, 22R, 23R, 24R1 & 24R2
BLOCK 13

BEING A RE-PLAT

IF
LOTS 14 - 24, BLOCK 13

BELLA FLORA

AN ADDITION TO TARRANT COUNTY, TEXAS
AS RECORDED IN COUNTY CLERKS#D212123638
BEING 25.869 ACRES SITUATED IN THE
D.T. FINLEY SURVEY, ABST NO. 1950

JUNE 14, 2012

PLAT RECORDED IN COUNTY CLERKS

INSTRUMENT # D212208452

GORDON S. SWIFT

CONSULTING ENGINEER, INC.

401 WEST LOOP 820 NORTH, SUITE 108, FORT WORTH, TEXAS 76108-1438

(817) 335-6464